

WARRANTY DEED

025719

KNOW ALL MEN BY THESE PRESENTS, THAT I, James A. McBrady of Falmouth, County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable consideration paid by Valerie Marcoux

whose mailing address is 53 Ridge Road
Waterville, Maine 04901

TRANSFER
TAX
PAID

the receipt whereof I hereby acknowledge, GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Valerie Marcoux, her heirs and assigns forever,

A parcel of land in Waterville, Maine, located on Pleasant Hill Drive bounded and described as follows:

Beginning at an iron pin marking the Southwesterly corner of Lot 7; thence heading N 29 degrees 45' 59" E 200.03' (Two hundred and three one hundredths feet) along Lot 6 to an iron pin marking the Northwesterly corner of said Lot 7; thence heading S 60 degrees 14' 01" E 160.00' (One hundred sixty and no one hundredths feet) along land owned by Horace Marcoux to an iron pin marking the Northeasterly corner of said Lot 7; thence heading S 29 degrees 45' 59" W 200.03' (Two hundred and three one hundredths feet) along Lot 8 to an iron pin marking the Southeasterly corner of said Lot 7; thence heading N 60 degrees 14' 01" W 160.00' (One hundred sixty and no one hundredths feet) along Pleasant Hill Drive right-of-way to the beginning pin.

Lot 7 also includes a CMP easement 50.00' (Fifty feet) wide beginning on the Easterly line and running parallel with the Northerly line to the Westerly line. Recorded at the Kennebec Registry of Deeds, Book 1540, Page 197, also shown on subdivision Plan titled Ridge Road Development Final Plat.

The above description meaning and intending to describe said Lot 7 as per recorded Subdivision Plan entitled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds File Number D-7661-15 as revised by Plan recorded in the Kennebec County Registry of Deeds File No. D-77074.

This conveyance is made subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

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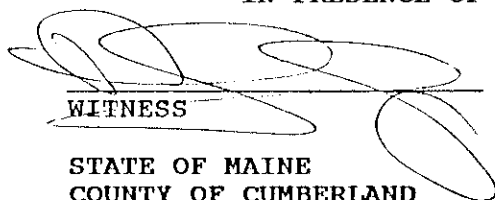
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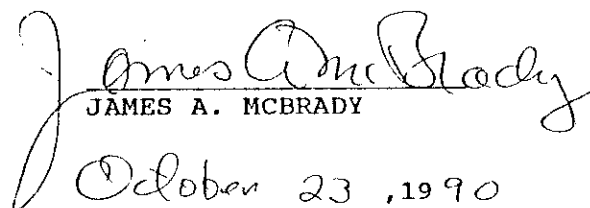
TO HAVE AND TO HOLD the aforegranted and bargained premises, with the privileges and appurtenances thereof, to the said Valerie Marcoux, her heirs and assigns, to them and their use and behoof forever,

AND I do covenant with the said Grantee, her heirs and assigns that I am lawfully seized in fee of the premises, that it is free of all encumbrances except as aforesaid, and that I have good right to sell and convey the same to the said Grantee to hold as aforesaid and that I and my heirs shall and will Warrant and Defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

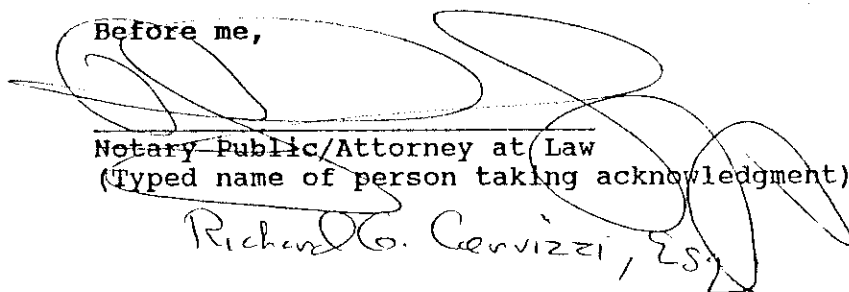
IN WITNESS THEREOF, I, James A. McBrady the said Grantor, relinquishes and conveys all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal the 23rd day of the month of October, A.D. 1990

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF


WITNESS
STATE OF MAINE
COUNTY OF CUMBERLAND

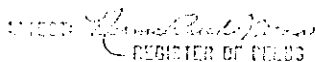

JAMES A. MCBRADY
October 23, 1990

Then personally appeared the above named JAMES A. MCBRADY and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law
(Typed name of person taking acknowledgment)
Richard G. Cervizzi, Esq.

RECEIVED KENNEDIC 22.

1990 NOV 13 AM 9:00

WITNESS: 
REGISTER OF DEEDS